

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

WEDNESDAY, NOVEMBER 17, 2010

6:00 P.M. WORKSESSION

LOCATION: **PURCELLVILLE ROOM**
 Government Center
 1st Floor

Commissioners Present: Kevin Ruedisueli, Vice Chairman, At Large; Erin Austin, Catoctin District; Glen Bayless, Sugarland Run District; Peggy Maio, Blue Ridge District; Gigi Robinson, Leesburg District; Valdis Ronis, Potomac District; Helena Syska, Sterling District.

Commissioners Absent: Cliff Keirce, Dulles District; Robert Klancher, Chairman, Broad Run District.

Staff Present: John Merrithew, Assistant Director of Planning; Van Armstrong, Program Manager, Land Use Review; Cindy Keegan, Program Manager, Community Planning; Planners: Judi Birkitt, Sophia Fisher, Stephen Gardner, Jane McCarter, Ginny Rowen, Marchant Schneider; Marilee Seigfried, Assistant Zoning Administrator; Marsha Keim, Amy Lohr, Theresa Miller, Building and Development; Nancy Bryan, Recording Secretary.

I. DISCLOSURES

1. Mr. Bayless had an e-mail exchange with Ed Gorski regarding Rt. 28 Keynote Employment Policies.
2. Ms. Austin had communications with representatives from Luck Stone and with Margaret Goode from the Waterford Foundation.

II. BRIEFING OF THE NOVEMBER PUBLIC HEARING ITEMS:

1. **ZMAP 2007-0006, SPEX 2007-0054, Tall Oaks Subdivision L1**

Items for further discussion include a map of existing sidewalks; and 5% retail limitation.

2. **SPEX 2010-0009, Total Cleaners**

Items for further discussion include the disposal of chemical solvents; and other allowable uses.

3. **SPEX 2010-0019, Merritt at Beaumeade**

There were no items for further discussion.

4. **SPEX 2010-0013, Luck Stone Inter-Quarry Tunnel**

Items for further discussion include a risk analysis; clarification of Condition #24 regarding turn lanes only if Belmont Ridge Road increases to four lanes; insurance policy language; comparison to the Colonial Oil/Sugarland Run situation and the Richland Acres stormwater management pond; information regarding metro construction; and Goose Creek Scenic River Advisory Board recommendation.

5. SPEX 2009-0027, Luck Stone Quarry Expansion & Loudoun Water Treatment Plant

Items for further discussion include proffer and condition revisions.

6. ZMOD 2010-0002, Webb Buffer Easement

Items for further discussion include a summary of types of previous Board of Supervisor approvals; notification of neighbors.

7. CPAM 2010-0001, Belmont Ridge Road

Items for further discussion include photographs depicting encroachment into neighbors' yards.

8. SPEX 2008-0031, Loudoun Parkway Center N

Items for further discussion include a condition that the restaurant be oriented toward the pond.

9. SPEX 2009-0005, Harvard Junior Preschool

Items for further discussion include strengthening the long term parking lease language; reason for reduction of right-of-way; who is responsible for snow removal between the parking lot and the road.